

077.0

0002

0005.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
867,100 / 867,100
867,100 / 867,100
867,100 / 867,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PARKER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RISSER BRETT	
Owner 2: SAMMON THERESA	
Owner 3:	

Street 1: 10 PARKER ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: WALIA ADORNA O/ ESTATE -
Owner 2: -
Street 1: 10 PARKER ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2108 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R0 LARGE LOT 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
6/14/2021 763 Addition 650,000 O
4/16/2021 499 Foundati
10/19/2015 1588 Solar Pa 13,112
3/4/2015 209 Solar Pa 9,000
3/4/2015 1209 Solar Pa 3,000
8/6/2013 1179 Shed 3,250 O
4/25/2005 292 Manual 6,200

ACTIVITY INFORMATION
3/24/2021 SQ Mailed
5/21/2015 Permit Insp
5/5/2014 External Ins
2/26/2014 Info Fm Prmt
6/19/2009 Measured
6/19/2000 MLS
11/8/1999 Mailer Sent
10/14/1999 Measured
3/1/1992

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units Type
101 One Family 10783 Sq. Ft. Site 0 70. 0.69 4

520,441	520,400

Total AC/HA: 0.24754	Total SF/SM: 10783	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 520,441	Spl Credit	Total: 520,400
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch	1	Rating: Very Good															
Sty Ht: 1 - 1 Story		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 2	Rating: Very Good														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	10%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good														
Color: WHITE		A Kits:	Rating:														
View / Desir:		Fpl: 2	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B - Good (-)		CONDOS INFORMATION															
Year Blt: 1952	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdict: G15	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	AV - Average	31%	Phys Cond:	AV - Average	31%	Functional:		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal: 2 - Plaster			Economic:			Special:		Interior:	1	7	3						
Sec Int Wall:	%		Override:					Additions:									
Partition: T - Typical								Kitchen:									
Prim Floors: 3 - Hardwood		Total: 31%						Baths:									
Sec Floors:	%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 077.0-0002-0005.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	2004	0.00	T	12	101					
2	Frame Shed	D	Y	1	12x16	A	AV	2013	0.00	T	4.8	101					
More: N				Total Yard Items:				Total Special Features:				Total:					